

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
LALLY, MATTHEW J & LEANNE M 4507 FALMOUTH ROAD #R COTUIT MA 02635		2	Above Street	2	Public Water	1	Paved			Description	Code	Assessed	Assessed
		4		4	Gas					RESIDNTL	1010	378,900	378,900
		6		6	Septic					RES LAND	1010	161,200	161,200
SUPPLEMENTAL DATA													
Alt Prcl ID					Plan Ref. 282/27					Total		540,100	540,100
Split Zonin					Land Ct#								
BID Parcel					#SR								
ResExpt Q					Life Estate								
#DL 1 LOT 10					PP STATU								
#DL 2					Assoc Pid#								
GIS ID F_946688_2697786													

801
 FY2024
 BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
LALLY, MATTHEW J & LEANNE M	28707	0330	02-27-2015	Q	I	280,000	00	2023	1010	333,900	2022	1010	292,300	2021	1010	228,700
FERGUSON, KEVIN J & WILLIAM R, PR	27728	0162	10-01-2013	U	I	0	1		1010	146,600		1010	108,600		1010	108,600
FERGUSON, WILLIAM A	15514	0162	08-26-2002	U	I	0	1A								1010	13,000
FERGUSON, WILLIAM A & JOAN A	5604	0014	03-15-1987	Q	I	134,000	00	Total		480,500	Total		400,900	Total		350,300
GANAS, ANDREW M	3902	0187	10-15-1983	Q	I	69,500	00									

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0105				COTUIT

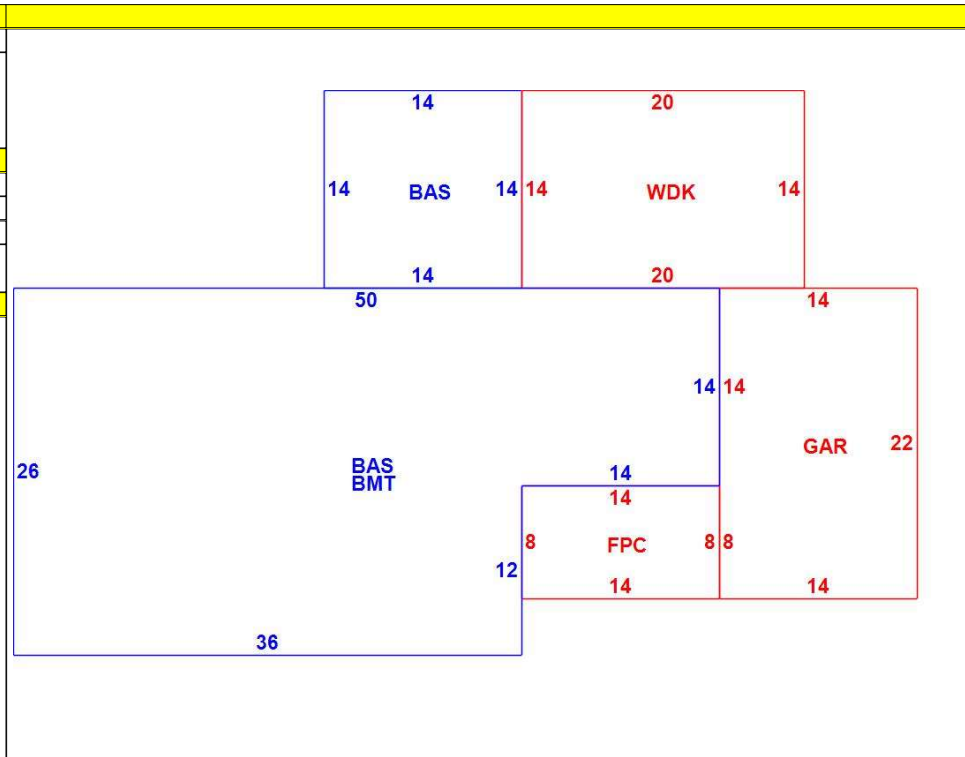
NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	306,200
Appraised Xf (B) Value (Bldg)	58,400
Appraised Ob (B) Value (Bldg)	14,300
Appraised Land Value (Bldg)	161,200
Special Land Value	0
Total Appraised Parcel Value	540,100
Valuation Method	C
Total Appraised Parcel Value	540,100

BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
B33238	09-01-1989	AD	Addition	12,500	01-15-1990	100	12-31-1990	CO ADD'N	07-31-2021	BM	01		03	Cycl Insp Comp
B31993	06-01-1988	SH	Shed	1,200	01-15-1989	100	12-31-1989	CO SHED	06-11-2020	WD			FR	Field Review
B25018	04-01-1983	DW	Dwelling	0	01-15-1984	100	12-31-1984	CO 1 STOR	09-04-2014	AL	22		22	Change of Address
									10-01-2013	DR	03		16	In Office Review
									09-25-2013	RB	03		03	Cycl Insp Comp
									07-07-2005	PT	02		01	Meas/Est
									05-20-1999	FS	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1010	Single Fam M-0	RF	2	0.550	AC	176,344.00	1.66254	1.0000	5	1.00	0105	1.000		1.0000	293,171.9	161,200
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value			161,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch			
Model	01	Residential			
Grade:	C	Average			
Stories	1	1 Story			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	02	2 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	5	5 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New			368,892		
Year Built			1983		
Effective Year Built			1997		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			17		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			83		
RCNLD			306,200		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	Fireplace 1 sto	B	1	5000.00	1999		83		0.00	4,200
BFA	Bsmt Fin-Avg	B	1,032	17.36	1999		83		0.00	14,900
WDC	Wood Decking	L	280	20.00	2004		70		0.00	4,000
FOPC	Open Prch-roo	B	112	55.00	1999		83		0.00	4,100
GAR	Attached Gara	B	308	40.00	1999		83		0.00	11,300
BMT	Basement-Unfi	B	1,132	26.01	1999		83		0.00	23,900
GAZ1	Gazebo - Stan	L	1	12887.00	2004		70	D+	0.90	8,100
SHED	Shed	L	120	18.00	2019		100		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,328	1,328	1,328	277.78	368,892
BMT	Basement Area	0	1,132	0	0.00	0
FPC	Open Porch Conc. Floor	0	112	0	0.00	0
GAR	Attached Garage	0	308	0	0.00	0
WDK	Wood Deck	0	280	0	0.00	0
Ttl Gross Liv / Lease Area		1,328	3,160	1,328		368,892

